



LAWRENCEVILLE

GEORGIA

PLANNING COMMISSION AGENDA

Monday, March 29, 2021
6:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

Approval of Prior Meeting Minutes: Monday, March 1, 2021

New Business

- [1.](#) SUP2021-00044; Christopher Thomas; 533 and 543 John Connor Court

Public Comment

To participate in the Public Comment part of the Agenda, you must register prior to noon in the Planning and Zoning Office on Friday before the meeting. Presentations will be limited to two minutes.

Final Adjournment



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: PLANNING COMMISSION
AGENDA CATEGORY: NEW BUSINESS

Item: SUP2021-00044; Christopher Thomas; 533 and 543 John Connor Court

Department: Planning and Development

Date of Meeting: Monday, March 29, 2021

Presented By: Todd Hargrave, Planning and Development Director

**Department
Recommendation:** **DENIAL**

**Planning
Commission
Recommendation:**

Summary: The applicant requests a Special Use Permit to allow an Outdoor Storage facility for the parking of tractor-trailers and recreational vehicles.

Attachments/Exhibits:

- **SUP2021-00044 REPORT**
- **SUP2021-00044 P&D RECOMMENDED CONDITIONS**
- **SUP2021-00044 ATTACHMENTS**

CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
SPECIAL USE REPORT

CASE NUMBER: SUP2021-00044
APPLICANT: CHRISTOPHER THOMAS
CONTACT: RICHARD THOMAS
PHONE NUMBER: 678.267.5648
LOCATION: 533 AND 543 JOHN CONNOR COURT
PARCEL ID: R5177 066 AND 5177 065
ACREAGE: 4.26
PROPOSED DEVELOPMENT: TRACTOR-TRAILER AND RECREATIONAL VEHICLE
OUTDOOR STORAGE AND PARKING
DEPARTMENT RECOMMENDATION: DENIAL

ZONING HISTORY:

In 1972, the subject property was zoned BG (General Business District). In 2005, the property was zoned LM (Light Manufacturing District).

PROJECT DATA:

The applicant requests a Special Use Permit to allow for the outdoor storage and parking of commercial vehicles (tractor and/or trailer) and recreational vehicles. The subject property contains approximately 4.26-acre parcel located along the eastern right-of-way of John Connor Court at its intersection with the northern right-of-way of Hurricane Shoals Road. The property is currently vacant and undeveloped.

The site plan indicates the proposed development would disturb approximately 3.63-acres and consist of 73 parking spaces. Two access points are shown on John Connor Court; no landscaping is indicated along the right-of-way. For Outdoor Storage in industrial zoning districts, the Zoning Ordinance strictly prohibits outdoor storage in a front yard area, requires landscaping within all setback areas, and prohibits outdoor storage from being visible from the various arterial and connectors traversing throughout the city limits; including Hurricane Shoals Road. Additionally, the site plan does not specifically address the requirements of the Development Regulations; which could include improvements to the right-of-way,

landscaping, sidewalks, and stormwater management facilities. As presented, the proposed outdoor storage facility may be too visible and unsightly for this location; and may not be consistent with the policies of the Zoning Ordinance and Development Regulations.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicates the subject property is located within the Community Mixed Use Character Area. Policies of this character area recognize the large-scale redevelopment opportunities are present in Lawrenceville. These are areas that could accommodate a diversity of development types and densities—including revitalized, mixed-use areas—that build on the existing industrial or commercial character. Therefore, the introduction of an Outdoor Storage facility for the parking of commercial and recreational vehicles could be considered inconsistent with the 2040 Comprehensive Plan.

The area located along this segment of Hurricane Shoals Road is developed with industrial zoning and uses, with a minor commercial component located to the south. Although the proposed development may be compatible with the antiquated policies that established the existing uses and zoning in the immediate area the proposal, if approved, would contradict the core policies created by the City Council which emphasizes land uses considered to be compatible with the vision of the City Council. The proposal, as presented could be considered to be inconsistent with the vision of the future for this segment of Hurricane Shoals Road.

In conclusion, the proposed use may be inconsistent with the policies of the 2040 Comprehensive Plan, Development Regulations, and Zoning Ordinance, which were design with a focus on the future and moving on from the past. Given the aforementioned factors, the Planning and Development Department recommends **DENIAL** of the Special Use Permit.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

ELECTRIC DEPARTMENT

No comment.

GAS DEPARTMENT

No comment.

CODE ENFORCEMENT

No comment

STATE CODE 36-67-3 (FMR.) REVIEW STANDARDS:

1. **Will the Special Use Permit allow a use that is suitable in view of the use and development of adjacent and nearby property?**

Due to the site's high visibility along Hurricane Shoals Road, the requested Special Use Permit for an Outdoor Storage facility allowing the parking of tractor-trailers and recreational vehicles may not be suitable at the proposed location.

2. **Will the Special Use Permit adversely affect the existing use or usability of adjacent or nearby property?**

3. *Adverse impacts on adjacent properties could be anticipated in the form of heavy traffic, noise/light intrusion, and a degraded visual appearance for the site. The proposed use may also compromise the City of Lawrenceville's vision for the future.*

3. **Does the property to be affected by the Special Use proposal have a reasonable economic use as currently zoned?**

The subject property has a reasonable economic use as currently zoned.

4. **Will the Special Use proposal result in use, which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?**

An increase in traffic, stormwater run-off, and utility demand could be anticipated from the use of the property as proposed.

5. **Is the Special Use proposal in conformity with the policy and intent of the City of Lawrenceville comprehensive plan?**

The 2040 Future Development Map indicates the site is located within a Community Mixed-Use Character Area. This request may be considered inconsistent with policies for this character area which promotes the relocation of heavy industrial and noxious uses and discourages activities such as that being requested.

6. **Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the Special Use proposal?**

The request to allow the Outdoor Storage and Parking of tractor-trailers and recreational vehicles at this location may be counter to the emphasis of the city to formalize and execute the marketing and development of the City's opportunity areas.

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS

Note: The following conditions are provided as a guide should the City Council choose to approve the request.

Approval of a Special Use Permit for a tractor-trailer and recreational vehicle parking/storage lot, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:

- A. Light industrial uses, which may include a parking/storage lot for tractor-trailers and recreational vehicles as a special use.
- B. Buildings shall be finished with architectural treatments of glass, brick, or stacked stone. Stucco may be used as an accent material. Final architectural elevations shall be subject to review and approval by the Director of Planning and Development.
- C. Outdoor parking/storage of tractor-trailers and recreational vehicles shall be allowed to encroach 25-feet into the required front yard area along John Connor Court and Hurricane Shoals Road.
- D. Outdoor Storage and Parking shall not be located within 25-feet of the right-of-way of John Connor Court and Hurricane Shoals Road.
- E. The Special Use Permit shall be limited to a period of two years, at which time the use shall cease, or an application made for renewal.

2. To abide by the following site development considerations:

- A. Natural vegetation shall remain on the property until the issuance of a development permit.
- B. Provide a 25-foot wide landscape strip and earthen berm along John Connor Court and Hurricane Shoals Road. The earthen berm and landscaping shall provide an opaque year round visual screening at a minimum height of six feet.
- C. Provide a 15-foot wide landscape strip along the eastern and western property lines and 20-foot drainage easement.
- D. Provide a solid wood fence or slatted fence at least 6-feet in height along the inside edge of the 15-foot wide landscape strip required along the eastern and western property lines and 20-foot drainage easement, except for approved access on John Connor Court. The location of a solid wood fence or slatted fence shall be subject to review and approval by the Director of Planning and Development.

- E. Landscape plantings shall include a mix of deciduous and evergreen trees and shrubs. Trees and shrubs shall be grouped and arranged to create an effective and aesthetic visual screen. The final landscape plan shall be subject to review and approval by the Director of Planning and Development.
- F. Provide a solid wood fence, masonry wall or slatted fence at least 6-feet in height along the side and rear property lines.
- G. Earthen berms, fencing, landscaping and outdoor storage parking shall not be located within a drainage easement, pipeline easement or sanitary sewer easement.
- H. The required fencing shall not contain any signage and shall be maintained in good repair at all times. All fencing and screening shall be subject to review and approval by the Director of Planning and Development.
- I. Outdoor parking/storage of tractor-trailers and recreational vehicles shall be solely within the screened parking area.
- J. Exit/entrance design and location shall be subject to review and approval of the City Engineer.
- K. Ground signage shall be limited to monument-type sign(s), and shall be subject to review and approval by the Director of Planning & Development. The sign shall include an 8 minimum two-foot-high brick base, complementing the building's architectural treatment. The brick base shall extend at least the full width of the sign cabinet, and the sign cabinet shall be fully recessed and surrounded by the same materials. Ground sign(s) shall not exceed 6 feet in height.
- L. Dumpsters shall be located within the fenced and screened parking/storage area.
- M. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
- N. No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign walkers, and sign-twirlers shall be prohibited.
- O. Peddlers and/or parking lot sales shall be prohibited.
- P. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

From: [Chris T](#)
To: [Planning & Zoning](#)
Subject: SUP202-00044 Attn: planning and development Letter of intent
Date: Wednesday, February 10, 2021 4:48:51 PM

CAUTION: This email originated from outside of City of Lawrenceville. Maintain caution when opening external links/attachments.

----- Forwarded message -----

From: **Chris T** <crs.thom101@gmail.com>
 Date: Thu, Dec 3, 2020, 1:23 PM
 Subject: letter of intent
 To: Chris thomas <crs.thom101@gmail.com>

AAA A1 Trucking
 296 Buford Dr.
 PO Box 107
 Lawrenceville, GA 30046
AAAA1trucking@gmail.com

12/1/2020

City of Lawrenceville
 70 S Clayton St.
 PO Box 2200
 Lawrenceville, GA 30046

Dear City of Lawrenceville,

Our company here, AAA-A1 Trucking, is submitting this letter with the intent to build a useful and efficient truck-trailer and storage lot to better serve our community in regards to having an ideal perfect location for ones to store their heavy duty vehicles and or storage unit and trailers etc. Ones even with RV's-Campers, boats are also more than welcome to be stored at this prime location. Our plans for this Truck-Trailer parking and storage lot is definitely with the mindset and awareness of knowing how at times, especially the inopportune times it can be for many drivers to find such a lot to park their heavy duty vehicles at a location that isn't already occupied to full capacity.

We understand that a parking lot or car park, also known as a car lot, is a cleared area that is intended for parking vehicles. When we replace car for truck and combine that with trailer and storage, we understand and fully intend for the use of this property to be used specifically for that sole purpose. We respect and accept the liabilities that will come from this privilege.

We are willing as a company to put the time and effort along with the proper amount of resources to complete such a tall task. We accept the responsibility to complete this amazing opportunity to better our fellow drivers and community with a place to come and store their

heavy duty trucks, trailers, and etc. Thank you for your time and we hope we can make this project a reality with your help!

Sincerely,

Richard and Chris Thomas
Owner and Co-Owner of AAA A1 Trucking

BK53318 PG0495

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.

2015 JAN -5 PM 3:55

RICHARD ALEXANDER, CLERK

300055

PT-81 # 067-2015-000148
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ 950.00
RICHARD T. ALEXANDER, JR. CLERK OF
SUPERIOR COURT

After recording, return to.
ANDERSEN, TATE & CARR, P C
1960 Satellite Boulevard, Suite 4000
Duluth, Georgia 30097
(1402 7000/TJA)

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF GWINNETT

THIS INDENTURE, made the 5th day of January, in the year Two Thousand and Fifteen (2015), between

STEPHENS INDUSTRIES LP,
a Georgia limited partnership
(successor by name change to Stephens MDS LP, successor by name change to Stephens 316, L.P.)

as party or parties of the first part, hereinafter called Grantor, and

JOHN CONNOR COURT, LLC,
a Georgia limited liability company

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS (\$10 00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 177 of the 5th District, Gwinnett County, Georgia, and being more

0000906

8K53318 PG0496

particularly described in Exhibit "A" attached hereto and incorporated herein by this reference.

Said property is conveyed subject to those permitted title exceptions set forth on Exhibit "B" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

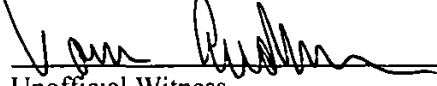
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of Grantor and all others claiming by, through or under Grantor, but not otherwise.

[SIGNATURES BEGIN ON NEXT PAGE]

BK53318 PG0497

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

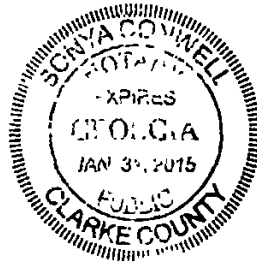
Signed, sealed and delivered
in the presence of:



Unofficial Witness

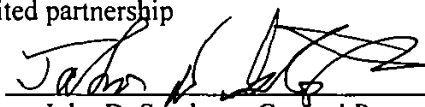


Notary Public

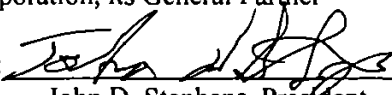


GRANTOR:

STEPHENS INDUSTRIES LP, a Georgia
limited partnership

By: 
John D. Stephens, General Partner

By: Stephens Holdings, Inc., a Georgia
corporation, its General Partner

By: 
John D. Stephens, President

BK53318 PG0498

EXHIBIT "A"
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 177 of the 5th District, Gwinnett County, Georgia and being designated as Lot 4 containing 2.279 acres and Lot 5 containing 2.000 acres according to the Final Plat for Stephens 316 Park, Unit 2, Block B dated August 20, 2008, last revised November 21, 2008 prepared by Venable & Associates, Inc. containing the seal of Christopher J. Carlan, GRLS No. 3003, and recorded in Plat Book 125, Page 45, Gwinnett County, Georgia records, which plat is hereby incorporated by reference.

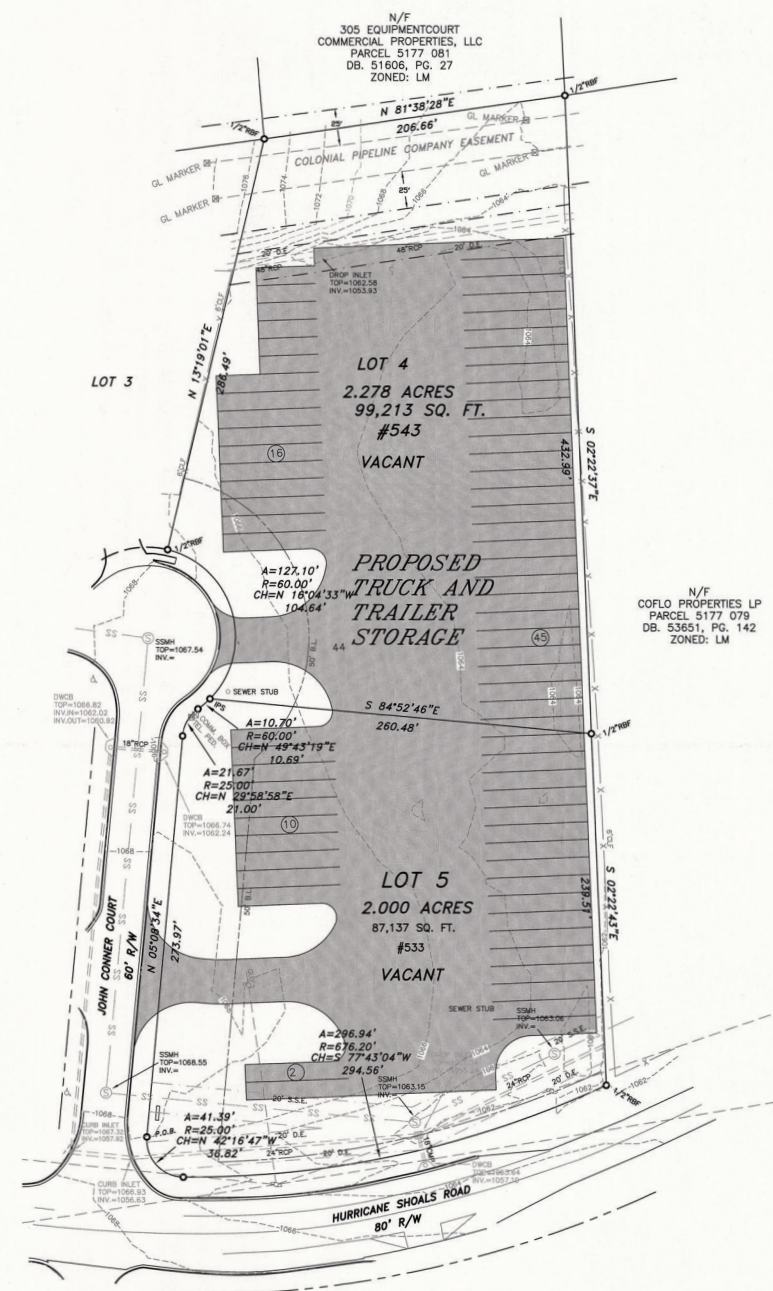
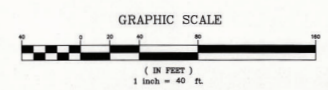
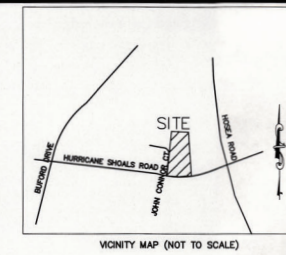


HOUSTON ENGINEERING, INC.
CONSULTING & DESIGN ENGINEERS
1404 VETERANS DRIVE, SUITE 3, CONTRA, GEORGIA 30012
PHONE (770)781-1280 FAX (770) 791-1281

Sheet Title
SIT EPLAN

AAA A-1 TRUCKING
JOHN CONNOR COURT
LAWRENCEVILLE, GEORGIA

Sheet No.
C-1



NOTES:
CURRENT OWNER: JOHN CONNOR COURT, LLC
PARCEL NO.: 5177 086 & 5177 065
CURRENT ZONING: "LM" - LIGHT MANUFACTURING
SETBACKS: FRONT - 50'
SIDE - 0' (10' ON CORNER LOTS)
REAR - 0'
MINIMUM LOT WIDTH - 50'
MAXIMUM IMPERVIOUS - 85%

Said described property is located within an area having a Zone Designation "C" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map Numbers 131350002ME, with a date of identification of 09/29/2006, for Community Number 130098, in the city of Lawrenceville, Gwinnett County, State of Georgia, which is the current Flood Insurance Rate Map for the community in which said property is situated.

LOTS 4 & 5
STEPHENS 316 PARK
UNIT 2, BLOCK "B"
PLAT BOOK 125, PAGE 45

LAND LOTS 177 5TH DISTRICT

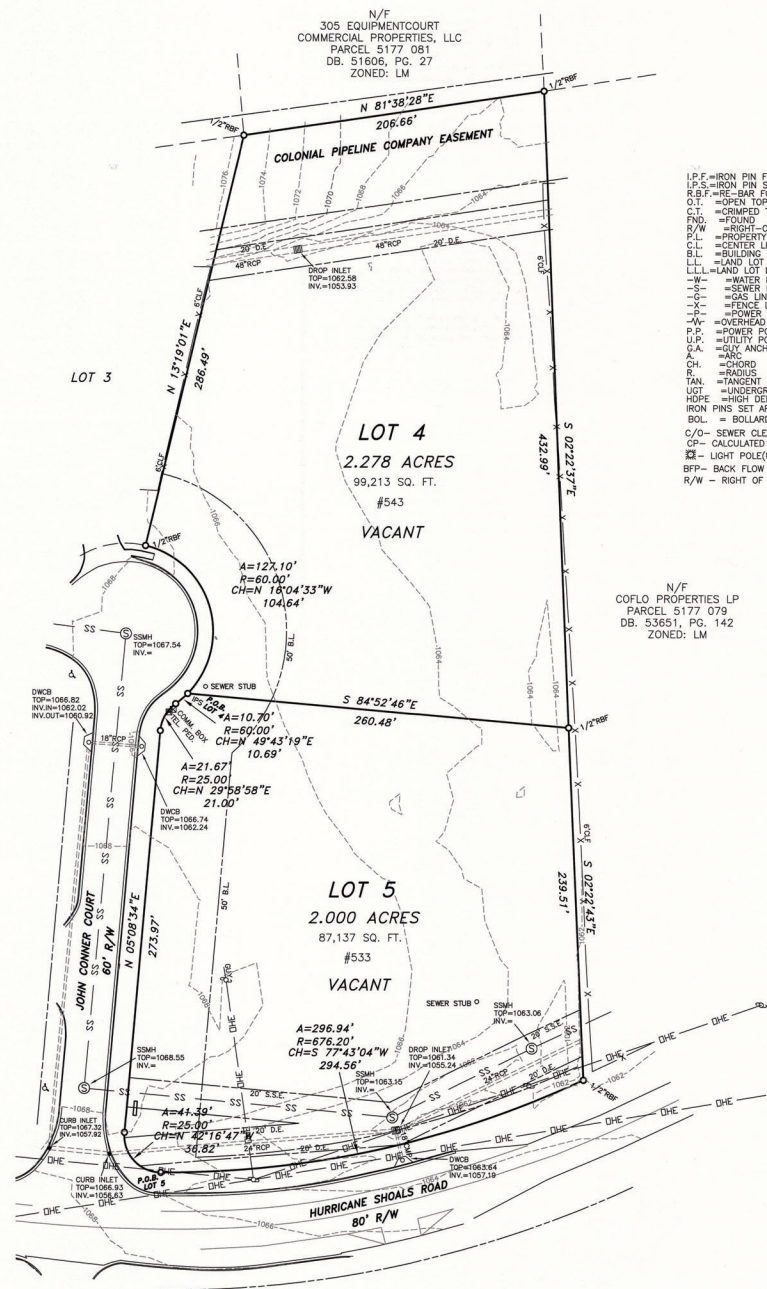


NOTES:
CURRENT OWNER: JOHN CONNER COURT, LLC
PARCEL NO.: 5177 066 & 5177 065
CURRENT ZONING: LM - LIGHT MANUFACTURING
SETBACKS: FRONT - 50'
SIDE - 0' (10' ON CORNER LOTS)
REAR - 0'
MINIMUM LOT WIDTH - 50'
MAXIMUM IMPERVIOUS - 85%

Said described property is located within an area having a Zone Designation "C" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map Numbers 13135C0074E, with a date of identification of 08/29/2006 for Community Number 130028, in the city of Lawrenceville, Gwinnett County, State of Georgia, which is the current Flood Insurance Rate Map for the community in which said property is situated.

NOTES:
THE FIELD DATA USED TO CALCULATE THIS PLAT HAS A POSITIONAL TOLERANCE OF 0.07 FEET OR LESS.
TRAVERSE WAS NOT ADJUSTED
THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS WAS A SOKKA 6033 ROVER UNIT OPERATING ON THE EARL-DUDLEY RTK NETWORK WAS USED TO GATHER THE GPS DATA.
100% OF THE DATA WAS GATHERED USING GPS.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE TO ONE FOOT IN 361,491 FEET.

NOTE:
ALL EASEMENTS, STRUCTURES, UTILITIES, ETC. THAT ARE UNDERGROUND ARE NOT SHOWN ON THIS PLAT. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, AND/OR HIS CONTRACTORS SHALL HEREBY DISTINGUISHLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR ANY EASEMENTS, STRUCTURES, UTILITIES, ETC. THAT ARE UNDERGROUND WHICH MAY BE ENCOUNTERED.
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED. USE DOES NOT EXTEND TO ANY UNNAMED PARTY WITHOUT EXPRESS CONSENT BY THE SURVEYOR NAMED S&D PARTY.



- LEGEND
- I.P.F. = IRON PIN FOUND
 - I.P.S. = IRON PIN SET
 - R.B.F. = RE-BAR FOUND
 - O.T. = OPEN TOP
 - C.T. = CRIMPED TOP
 - FND. = FOUND
 - R/W = RIGHT-OF-WAY
 - C.L. = CENTER LINE
 - B.L. = BUILDING LINE
 - L.L. = LAND LOT LINE
 - L.L.L. = LAND LOT LINE
 - W- = WATER LINE
 - S- = SEWER LINE
 - G- = GAS LINE
 - P- = POWER LINE
 - V- = OVERHEAD LINES
 - P.P. = POWER POLE
 - U.P. = UTILITY POLE
 - G.A. = GUY ANCHOR
 - CH. = CHORD
 - R. = RADIUS
 - TAN. = TANGENT
 - UGT. = UNDERGROUND TELECOMMUNICATIONS LINE
 - HDPE = HIGH DENSITY POLYETHYLENE PIPE
 - IRON PINS SET ARE 1/2" RE-BARS UNLESS OTHERWISE NOTED.
 - BOL. = BOLLARD
 - C/O = SEWER CLEAN OUT
 - CP = CALCULATED POINT
 - ☉ = LIGHT POLE (UG POWER FEED) OR SPOTLIGHT
 - BFP = BACK FLOW PREVENTER
 - R/W = RIGHT OF WAY
 - C.B. = CATCH BASIN
 - SWCB = SINGLE WING CATCH BASIN
 - DWCB = DOUBLE WING CATCH BASIN
 - J.B. = JUNCTION BOX
 - D.I. = DRAIN INLET
 - C.I. = CURB INLET
 - Y.I. = YARD INLET
 - H.W. = HEAD WALL
 - C.M.P. = CORRUGATED METAL PIPE
 - R.C.P. = REINFORCED CONCRETE PIPE
 - D.I.P. = DUCTILE IRON PIPE
 - D.E. = DRAINAGE EASEMENT
 - SSMH = SANITARY SEWER MANHOLE
 - S.S.E. = SANITARY SEWER EASEMENT
 - F.H. = FIRE HYDRANT
 - W.V. = WATER VALVE
 - W.M. = WATER METER
 - G.V. = GAS VALVE
 - G.M. = GAS METER
 - N/O = NOW OR FORMERLY
 - D.B. = DEED BOOK
 - P.B. = PLAT BOOK
 - PG. = PAGE
 - C.M.F. = CONCRETE MONUMENT FOUND
 - UGP. = UNDERGROUND POWER LINE

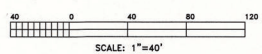
N/F
COFO PROPERTIES LP
PARCEL 5177 079
DB. 53651, PG. 142
ZONED: LM



SURVEYOR CERTIFICATIONS
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY OF ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Engineers and Land Surveyors and as set forth in O.F.G.A. Section 15-6-67.
Grant A. Houston
GRANT A. HOUSTON GA RLS #3340
DATE 11/30/2020

HOUSTON ENGINEERING, INC.
DESIGN ENGINEERS and SURVEYORS
SINCE 1964 GHOUSTON@HOUSTON-ENGINEERING.COM

1424 VETERANS DRIVE SUITE 3
CONYERS, GEORGIA, 30012
PH (770) 483-8471
FAX (770) 761-1261
MEMBER SURVEY & MAPPING SOCIETY OF GEORGIA & N.S.P.S.



SUP2021-00044
Received: January 15, 2021
Planning and Development Department

LOTS 4 & 5
STEPHENS 316 PARK
UNIT 2, BLOCK "B"
PLAT BOOK 125, PAGE 45

BOUNDARY & TOPOGRAPHIC SURVEY FOR

AAA A-1 TRANSPORTATION

LAND LOTS 177	5TH DISTRICT
GWINNETT COUNTY	LAWRENCEVILLE, GEORGIA
SCALE 1" = 40'	DATE 11/30/2020
REVISIONS:	



LAWRENCEVILLE

GEORGIA

SPECIAL USE PERMIT APPLICATION

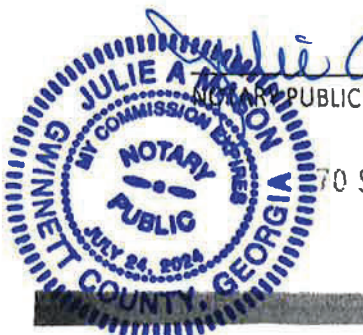
APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Christopher Thomas</u>	NAME: <u>JOHN CONNOR COURT, LLC</u>
ADDRESS: <u>296 Buford Dr : PO Box 107</u>	ADDRESS: <u>305-A Equipment Court</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
PHONE: <u>678 267 5643</u>	PHONE: <u>770-338-2620</u>
CONTACT PERSON: <u>Richard Thomas</u> PHONE: <u>678 267 5643</u>	
CONTACT'S E-MAIL: <u>a a a t r u c k i n g @ g m a i l . c o m</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>LM</u> ACREAGE: <u>2/2.26</u>	
PARCEL NUMBER(S): <u>5-177-066 / 5-177-065</u>	
ADDRESS OF PROPERTY: <u>533 + 543 John Connor Court Lawrenceville GA 30046</u>	
PROPOSED SPECIAL USE: <u>Truck Trailer, Re parking lot + Storage</u>	

[Signature] 1/13/21
SIGNATURE OF APPLICANT DATE

Christopher Thomas
TYPED OR PRINTED NAME

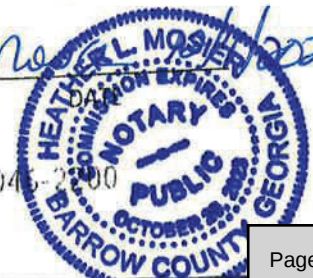
[Signature] 12/4/2020
SIGNATURE OF OWNER DATE

Scott A. Moon, manager
TYPED OR PRINTED NAME



Julie A. Mason 1-13-2021
NOTARY PUBLIC DATE

[Signature]
NOTARY PUBLIC



70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200
770.963.2411 • www.lawrencevillega.org

6UP2021-00044



LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? No

Y/N ☒ N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? No

Y/N ☒ N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions/gifts.



LAWRENCEVILLE

GEORGIA

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL CITY OF LAWRENCEVILLE PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

*Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.

PARCEL I.D. NUMBER:

(Map Reference Number)

5 - 177 - 065
District Land Lot Parcel

Signature of Applicant

Date

Type or Print Name and Title

Christopher Thomas Co-Owner

PLEASE TAKE THIS FORM TO THE TAX COMMISSIONER'S OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.

TAX COMMISSIONER'S USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

NAME

TITLE

DATE

70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200
770.963.2414 • www.lawrencevillega.org

SUP 2021-00044



LAWRENCEVILLE

GEORGIA

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL CITY OF LAWRENCEVILLE PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

*Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.

PARCEL I.D. NUMBER: 5 - 177 - 066
(Map Reference Number) District Land Lot Parcel

Signature of Applicant

Date

Type or Print Name and Title

PLEASE TAKE THIS FORM TO THE TAX COMMISSIONER'S OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.

TAX COMMISSIONER'S USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

NAME

TITLE

DATE



LAWRENCEVILLE

GEORGIA

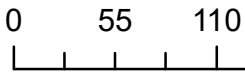
*The City of Lawrenceville
Planning & Development*

**Location Map and Surrounding Zoning
File # SUP2021-00044**

Applicant: Christopher Thomas

Legend

- Subject Property
- Roads
- Parcels





LAWRENCEVILLE

GEORGIA

*The City of Lawrenceville
Planning & Development*

**Location Map and Surrounding Zoning
File # SUP2021-00044**

Applicant: Christopher Thomas

Legend

 Subject Property

 Roads

 Parcels

Zoning Districts

 LM Light Manufacturing



0 55 110

7012 117

5177 081

5177 060

5177 064

5177 065

5177 079

5177 062

JOHN CONNOR CT

5177 066

HURRICANE SHOALS RD

5177 001

5177 012